Headquarters U.S. Air Force

Integrity - Service - Excellence

Future Housing Management Flight

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HQ USAF/ILEH
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Overview

- Background
- Definitions
- Future
- Health of GS-1173 study
- AFCEE Manpower study
- Goal
- Way Ahead
- Lesson Learned

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Background

- **Housing privatization IS NOT just another manpower reduction effort**
- **It DOES change how we do what we do best - take care of military families**

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Background

Management of government-owned housing

Oversight of privatized housing

Definitions

- ***Property management*** **is defined by IREM as "The person who supervised the day-to-day operation of a property, making sure it is properly leased, well maintained, … and otherwise managed according to the owner's objectives."**

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Definitions

- ***Asset management*** **is defined by IREM as "One who is charged with supervising an owner's real estate assets at the investment level. … that may include maximizing net operating income and property value, …. An asset manager may have only superficial involvement with day-to-day operations at the site."**

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There is a future!

- **Skills used in Housing Management today translate favorably into asset management**
- **People skills are invaluable to the process**
- **Experience as property managers**
- **Know the customers better than anyone**
- **Other needed skills can be taught**

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Health of the GS-1173 Housing Management Career Field

In support of the Air Force Civil Engineering Career Program's Workforce Management Panel Ms. Ferguson, ILE2, directed a Health of the Housing Management Career Field' stud

- **Changes**
  - **Outsourcing**
  - **Housing Privatization**
- **Federal employment issues**

- **Purpose**
  - **Assess current duties/functions**
  - **Analyze impact of reorganizations/ outsourcing/privatization**
  - **Determine if viable career path exists for housing personnel**
  - **Develop recommendations for revisions/additions to the OPM standards for GS-1173 series**

AFCEE Manpower Study

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Air Staff tasked AFCEE to develop an optimal staffing structure to be implemented at bases with privatized housing, focusing exclusively on staffing related to privatization/asset mgt tasks

- **Purpose**
  - **Develop an optimal staffing structure**
  - **Develop a process for customizing this structure by installation**
  - **Define roles/responsibilities and tasks/skill sets required for each function/position**

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Goal

- **Incorporate the findings of the AFCEE study into the more comprehensive "Health of 1173" study**
- **Develop a post privatization organizational structure that the protects AF's investment and maintains high quality housing for military families**
- **Define asset management tasks and identify which position(s) performs those tasks**

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Where are we going?

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Way Ahead

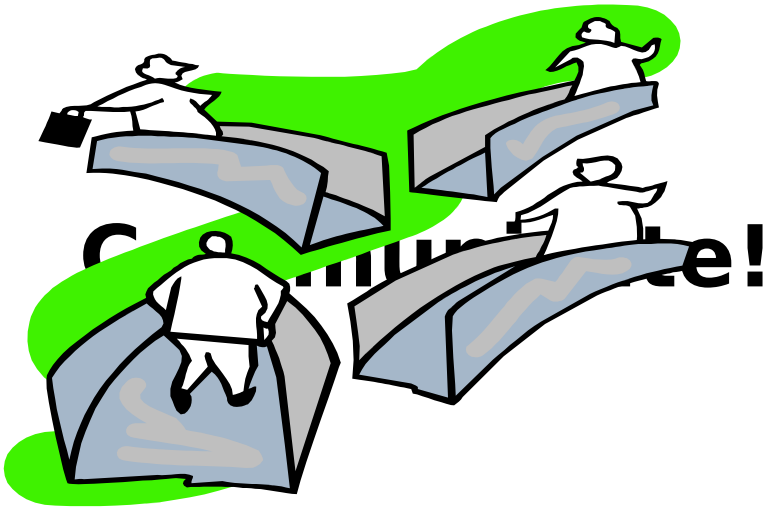
- MAJCOMs reviewing preliminary results of AFCEE study, comments due 17 Feb 04
  - Coordinate study findings with AFMIA
- FAS IPT scheduled for 16-18 Mar, hosted by AFCEE/HDP, in San Antonio
- Continued development of U of M Asset Mgt educational course, next course scheduled

  13-16 Apr and 22-25 Jun 04
- Continued development of NCHM FAS/Asset Mgt training course for FY04 pilot offering at NASJAX date TBD

Lesson Learned

Communicate!

Communicate!



Contact Information

Questions?

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